



New City Hall Community Meeting & Project Update

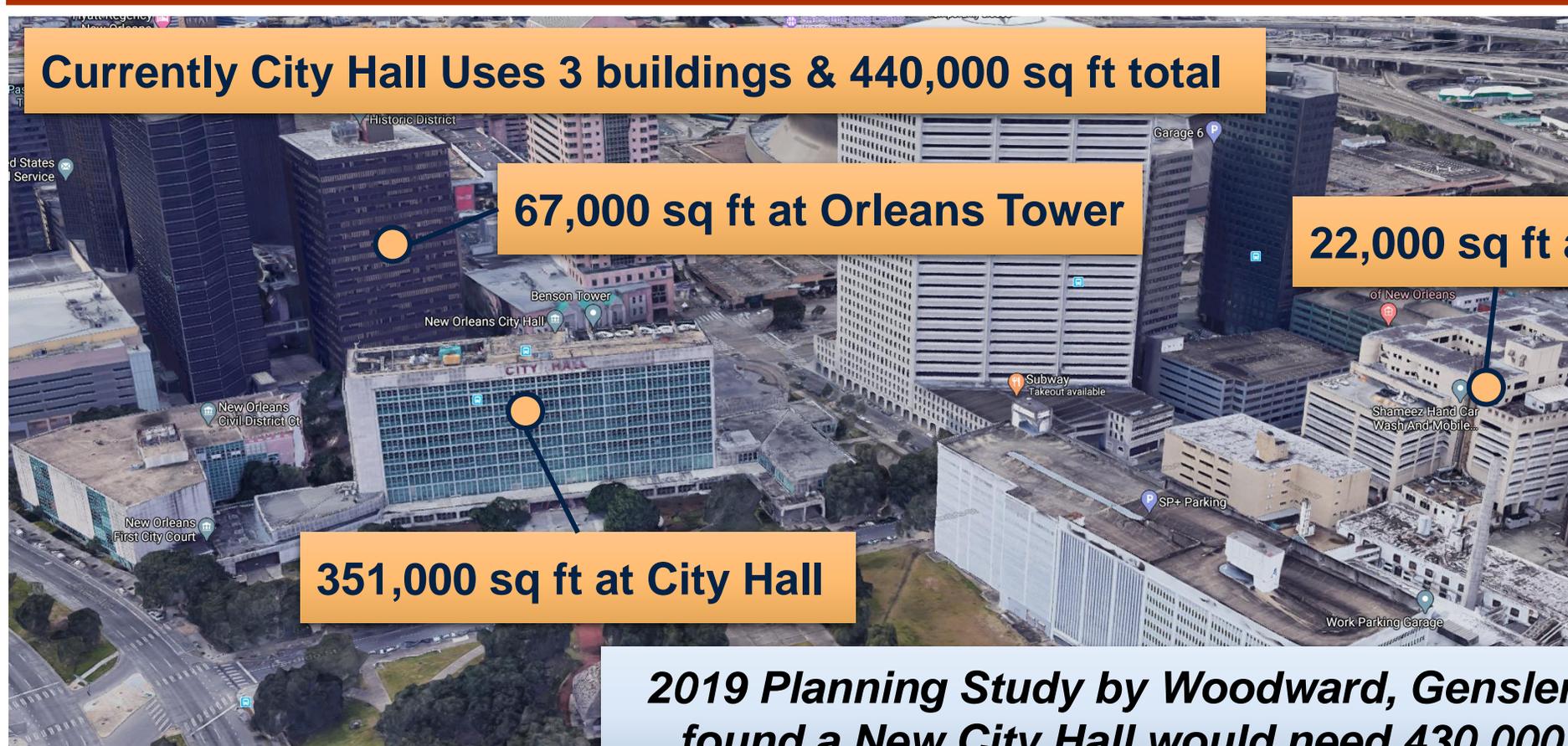
City of New Orleans
January 2021

Table of Contents

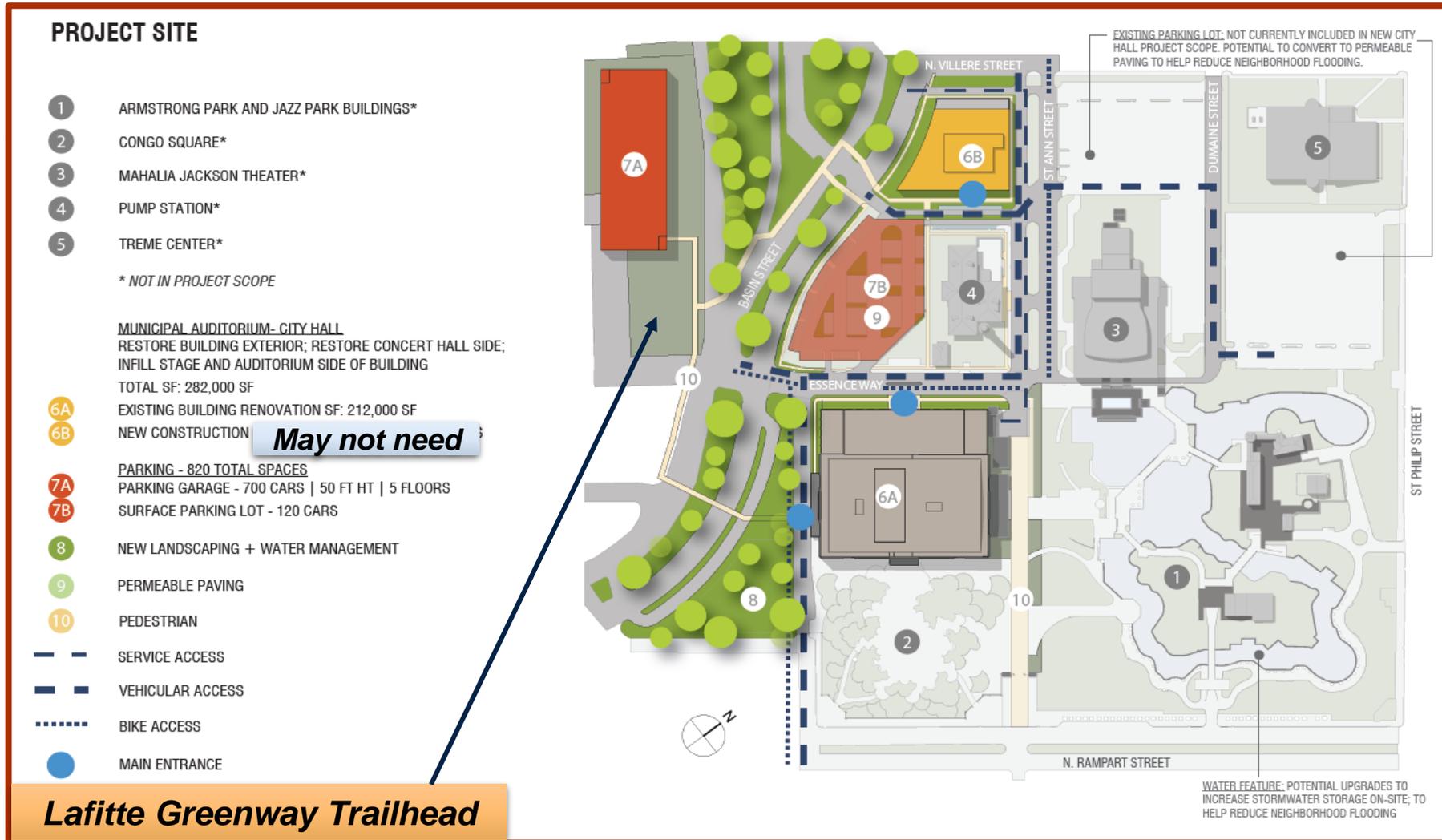
- I. Review from April 2020 community meeting
- II. Examine the COVID-19 effect to the City Hall program.
- III. Current Projected Cost / Funding Sources
- IV. FEMA Funding
- V. Next Steps
- VI. Questions/Comments

I. REVIEW FROM APRIL 2020 COMMUNITY MEETING

Current facility use for City Hall Employees

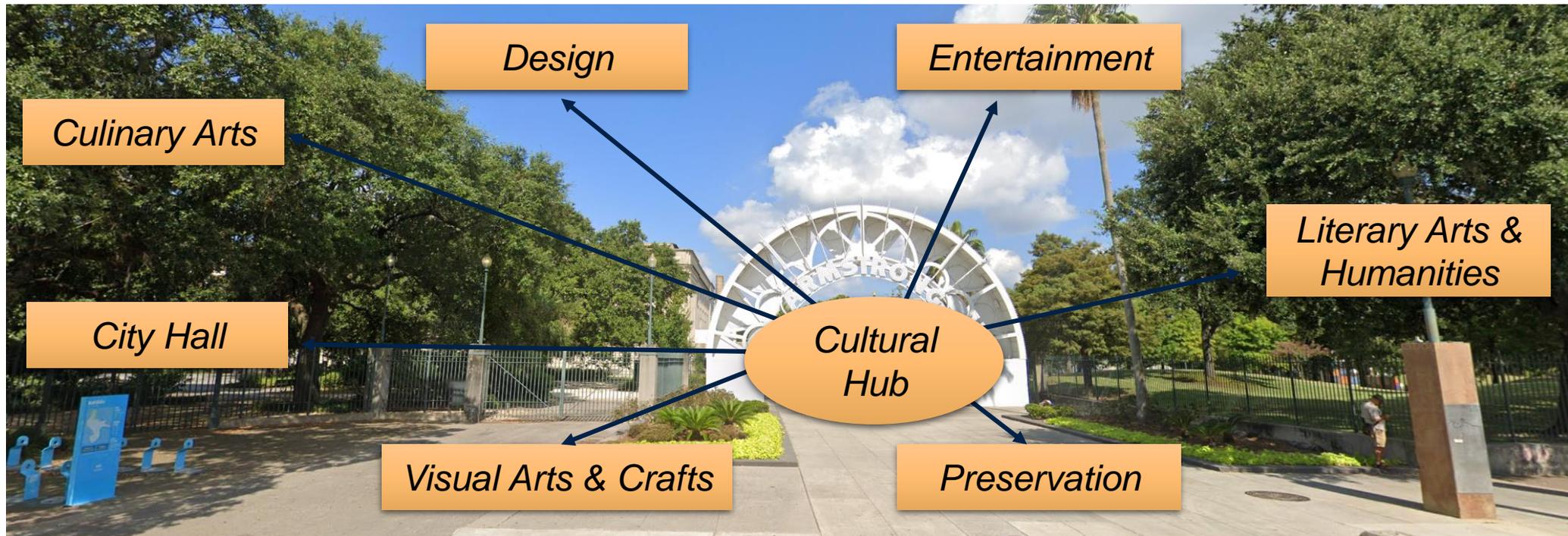


Preliminary Site Plans: New City Hall



Armstrong Park as the Cultural Hub of NOLA

With City Hall as one small part of the bigger plan



Community Concerns



- Future displacement as a result of the project.
- Will the iron gates stay around the park?
- Traffic/parking impacts.
- The park's full development.
- Incorporation of cultural elements into the space.
- Inclusion/open communication throughout the process.
- Maximize DBE Participation.
- Consider Previous Master Planning points.

II. IMPACTS ON CITY HALL PROGRAM FROM COVID-19

COVID- 19 Impacts & Program Changes

MAJOR GLOBAL SOCIETAL WORKING ENVIRONMENT IMPACT - COVID-19 shutdowns introduced Temporary Remote Work Policy for Large Number of City Employees Consistent with Offices Across Broad Segments of Society and Work-Forces Locally, Nationally and Globally.

Major Changes and Shifts to the Work Environment and Remote Work Policy Anticipated to be Here To Stay

ANALYSIS & IMPACT (PROCESS)

1. Determine Current Number of full-time Employees Projected to work primarily at City Hall in future;
2. The City conducted a survey to determine the number of current employees working in City Hall (sites) under the current work at home mandate (31%).
 - a) The reduction of staff working at City Hall provides the City with an opportunity to;
 - a) Eliminate the Woodward recommended annex building and stay within the Municipal Auditorium footprint (see slide 4).
 - b) Creates an opportunity to build in “touch down” space within the Auditorium for employees working remotely.
 - c) Allows the City to consider other City Agency partners to co-locate in the Auditorium.



SITE PLAN (POST COVID-19 IMPACT)

PROJECT SITE

- A** ARMSTRONG PARK AND JAZZ PARK BUILDINGS*
- B** CONGO SQUARE
- C** MAHALIA JACKSON THEATER*
- D** PUMP STATION*
- E** TREME CENTER*

* NOT IN PROJECT SCOPE

1 MUNICIPAL AUDITORIUM- CITY HALL- TOTAL 328,520 GSF
RESTORE BUILDING EXTERIOR; RESTORE CONCERT HALL SIDE & ANNEX;
INFILL STAGE & AUDITORIUM SIDE OF BUILDING

2 EXISTING BUILDING RENOVATION & INFILL AT AUDITORIUM: 312,320 SF
ANNEX ADDITION: 16,200 SF

3 PROPOSED PARKING - 937 TOTAL SPACES
PARKING GARAGE - 700 CARS | 50 FT HT | 5 FLOORS

4 SURFACE PARKING LOT - 125 CARS

5 SURFACE PARKING LOT - 112 CARS

6 LANDSCAPING

7 PEDESTRIAN*

* COVERED WALK TO BE PROVIDED. EXTENTS TBD.

8 PERMEABLE PAVING

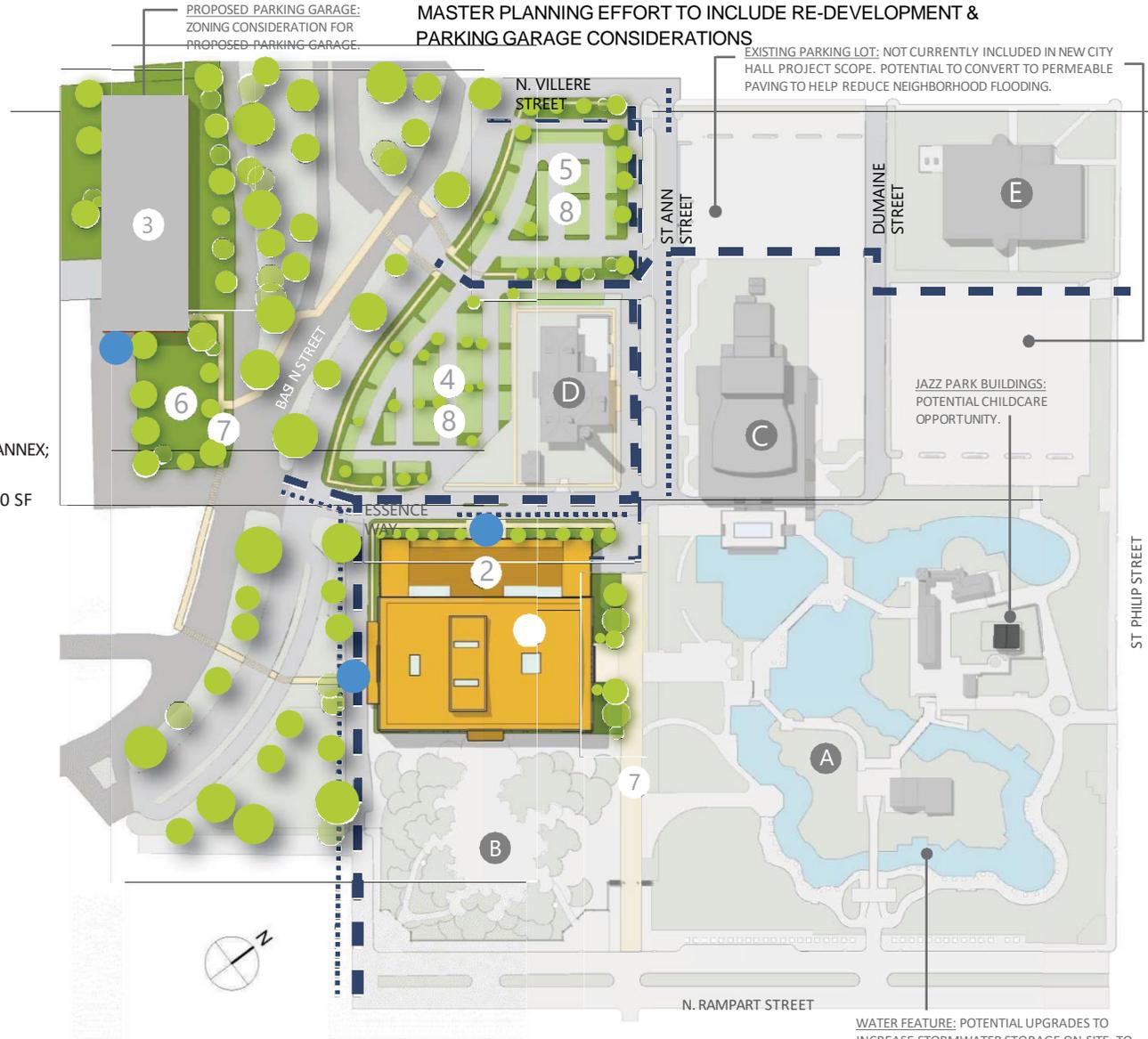
— SERVICE ACCESS

— VEHICULAR ACCESS

..... BIKE ACCESS

● MAIN ENTRANCE

MASTER PLANNING EFFORT TO INCLUDE RE-DEVELOPMENT & PARKING GARAGE CONSIDERATIONS



PROPOSED PARKING GARAGE:
ZONING CONSIDERATION FOR
PROPOSED PARKING GARAGE.

EXISTING PARKING LOT: NOT CURRENTLY INCLUDED IN NEW CITY HALL PROJECT SCOPE. POTENTIAL TO CONVERT TO PERMEABLE PAVING TO HELP REDUCE NEIGHBORHOOD FLOODING.

JAZZ PARK BUILDINGS:
POTENTIAL CHILDCARE OPPORTUNITY.

WATER FEATURE: POTENTIAL UPGRADES TO INCREASE STORMWATER STORAGE ON-SITE; TO HELP REDUCE NEIGHBORHOOD FLOODING.

NOTE: ALL EXISTING OAK TREES WITHIN THE PROJECT SITE SHALL BE PROTECTED AND PRESERVED.

III. CURRENT PROJECTED COST / FUNDING SOURCES

Current Projected Cost / Funding Sources



Municipal Auditorium Buildout for City Hall - \$100 M - \$150 M

Master Plan for Armstrong Park

- Design Fees will be competitively procured
- Master Planning Design
COST TBD (ADD \$480,000 –\$800,000)
- Master Plan implementation
COST TBD (ADD \$12M – \$25M)

Funding Sources

FEMA- \$38 M

Bonds- \$22 M

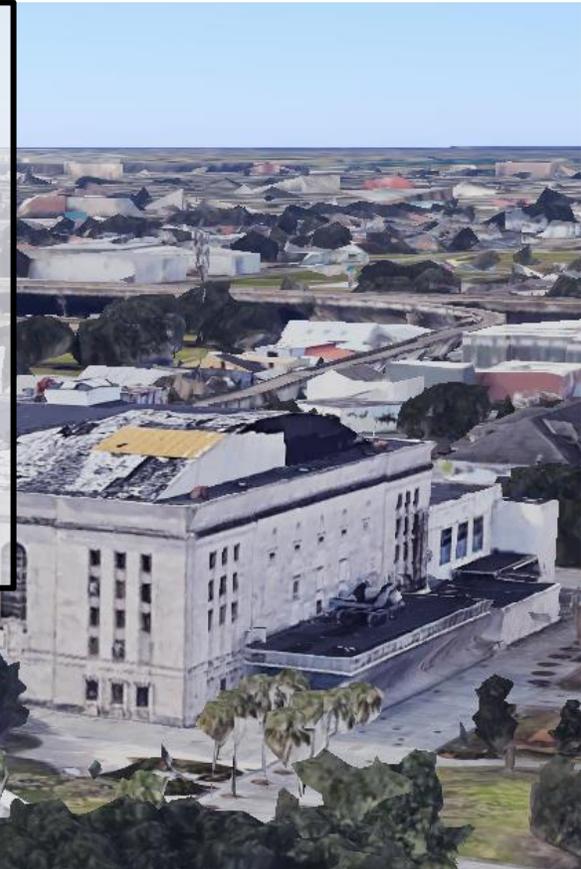
Total: \$60 M

Additional funding sources being pursued/considered include FEMA Hazard Mitigation Funds (HMGP), Community Block Grant Development Funds (CDBG) and the disposition of additional City of New Orleans owned properties including the current City Hall.

IV. FEMA FUNDING

Municipal Auditorium/FEMA

- **FEMA awarded \$38M to renovate Municipal Auditorium in 2017**
- **Request for improved project presented to FEMA in July 2020 in order to safeguard the \$38M from FEMA.**
- **Requires the procurement of Design Services for the development and submission of a preliminary plan to FEMA to extend the current Period of Performance that expired in to determine viability of Moving Forward with Master Planning, Construction with Available Funding Sources**



V. NEXT STEPS

Next Steps

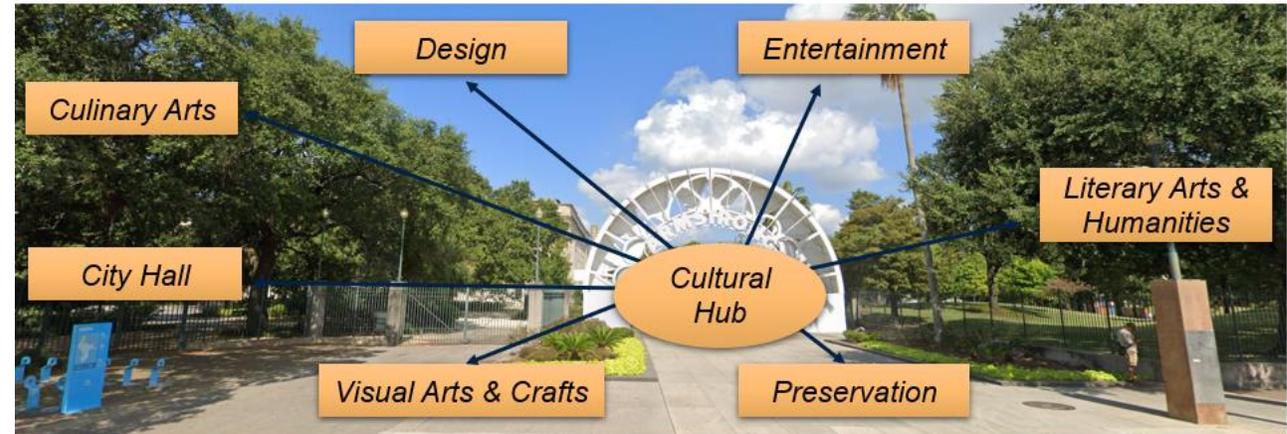


Procure Design & Project Management Teams to Design New City Hall/ Develop Armstrong Park Master Plan

1. Issue Request for Proposals for Architectural and Project Management Services

- Begin the preliminary design for City Hall in Municipal Auditorium and the Ph. I (FEMA scope)
- Begin the Master Planning process for the site
- Continue Community Engagement
- Establish Community Advisory Committee
- Start the FEMA process for extending the Auditorium's Period-of-Performance (POP) to extend the deadline for the funding

2. Procurement of AE and PM to begin in Feb 2021- and take approx. 5 months



VI. QUESTIONS/COMMENTS



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